

# Information data sheet according to § 4 Abs. 1 AltFG

## 1 Information about the Issuer

|        |   |   |
|--------|---|---|
| 1.     | Legal Form:                                       | <b>GmbH</b>   |
| 2.1    | Company Name:                                     | <b>Dr. Otto Neurath-Gasse 5 BesitzgesellschaftmbH</b>   |
| 2.2    | Group:  | <b>Velum Holding GmbH</b>   |
| 3.     | Address:  | <b>Schottenbastei 4/7 1010 Vienna</b>   |
| 4.     | Phone:  | <b>+43 1 398 5005 22</b>  |
| 5.     | E-Mail:   | <b>office@velum.at</b>  |
| 6.     | Website:  | <b><a href="https://www.velum.com/">https://www.velum.com/</a></b>  |
| 7.     | Company Registry Number:                          | <b>FN 476904 f</b>  |
| 8.     | VAT Number:                                       | <b>AT U72547657</b>   |
| 9.     | Business License:                                 |   |
| 10.    | Equity Structure (in €)                           |   |
| 10.1   | Share Capital:                                    | <b>EUR 35.000</b>   |
| 10.1.1 | of which paid in:                                 | <b>EUR 35.500</b>   |
| 10.1.2 | of which entitled to vote:                        | <b>100%</b>   |
| 10.1.3 | Duration:   | <b>indefinite</b>   |
| 10.2   | Mezzanine Capital:                                | <b>-</b>  |
| 10.2.1 | of which entitled to vote:                        | <b>-</b>  |
| 10.2.2 | Duration:   | <b>-</b>  |
| 10.3   | Equity:   | <b>EUR 514.000</b>  |
| 10.3.1 | of which entitled to vote:                        | <b>-</b>  |
| 10.3.2 | Duration:   | <b>-</b>  |
| 10.4   | Bank loans  | <b>EUR 5.800.000</b>  |
| 10.4.1 | of which entitled to vote:                        | <b>-</b>  |
| 10.4.2 | Duration:   |   |
| 10.5   | Ranking in the event of insolvency:               | <b>Bank loan before subordinated loan</b>   |
| 11.    | Administrators:                                   | <b>Mr. Johannes Stieger</b>   |
| 12.    | Owners:   | <b>Velum Holding GmbH<br/>Velum GmbH</b>  |
| 13.    | Ultimate Beneficial Owners:                       | <b>Mr. Johannes Stieger</b>   |
| 14.    | Business Purpose according to the Statutes:       | <b>Real estate sales</b>  |
| +15.   | Short Description of the Project:                 | <b>The aim of the project " Dr. Otto Neurath-Gasse 5 " is the general renovation end expand the top floor of an apartment building.</b> |
| 16.    | Number of offers of the issuer according to AltFG | <b>0</b>  |

### Information about the Alternative Financial Instrument

|      |  |  |
|------|--|--|
| 1.   | Legal Form:  | <b>Subordinated Loan</b>   |
| 2.   | Duration:  | <b>24 months</b>   |
| 3.   | Extension option if the funding target is not achieved / consequences of non-achievement of the funding target | <b>1 month, if the funding target is not achieved, the issuer has the option of accepting the loan amount or paying it back to all lenders.</b>                                |
| 4.   | Notice Periods:  | <b>The qualified subordinate loans cannot be terminated.</b>   |
| 5.   | Termination Date:  | <b>The qualified subordinate loans cannot be terminated.</b>   |
| 6.   | Funding Target   | <b>EUR 1.500.000</b>   |
| 7.   | Funding Period   | <b>From 14.01.2020 to 14.03.2021</b>   |
| 8.   | Purchase Price:  | <b>Minimum € 100</b>   |
| 9.   | Interest / Form of Interest Payments/ Distribution:  | <b>6,25% p. a. / simple interest, yearly distribution of interest</b>  |
| 10.  | Cost   |  |
| 10.1 | Distribution Cost:   | <b>0% for Investor / EUR 8.000 excl. VAT for Issuer</b>  |
| 10.2 | Administrative Cost:   | <b>0%</b>  |
| 10.3 | Management Cost:   | <b>0%</b>  |
| 10.4 | Total One-Off Cost:  | <b>0% for Investor / 5,00 % for Issuer</b>   |
| 10.5 | Total Running Cost per Year:   | <b>0% for Investor / 0,75 % for Issuer</b>   |
| 11.  | Encumbrance:   | <b>None</b>  |
| 12.  | Treatment of Investors in Case of Insolvency:  | <b>The loans given by the investors are subordinate to all other debt of the company.</b>  |
| 13.  | Control Rights / Participation Rights:   | <b>Control Rights:</b><br><b>1. Yearly Annual Report</b><br><b>2. Updates of the information contained in this Information Data Sheet</b><br><b>Participation Rights: None</b> |
| 14.  | Sale or transmission possible?   | <b>No</b>  |
| 15.  | Cost of Sale/Transmission:   | <b>Sale impossible</b>   |
| 16.  | Tax Treatment of the Financial Instrument:   | <b>Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit.</b>  |

## 2 Other Information

|    |   |  |
|----|---|--|
| 1. | Description of Use of the Money invested:   | <b>The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 " Dr. Otto Neurath-Gasse 5".</b> |
| 2. | Locally Competent Authority for the Issuer: | <b>Magistrat der Stadt Wien</b>  |

## 3 Risk Notice

Investing in qualified subordinated loans involves risks, including the **risk of losing part or all of the money invested or the risk of not receiving any returns**. The Subordinated Lender grants a qualified subordinated loan. In the **case of bankruptcy or liquidation** of the Issuer, there is the risk that the loans will be granted only after all other creditors of the Issuer, who are primarily to be satisfied, and thus the investor partially or completely fails with his or her own claim. In principle, it can be assumed that higher potential returns result from a higher risk.

There is **no supervision by the Financial Market Authority (FMA)** regarding compliance with the Austrian Alternativfinanzierungsgesetz or a regulation issued pursuant to this Act. This public offer has therefore not been audited or approved by the Financial Market Authority (FMA) or any other Austrian authority.

Your investment is not covered by statutory deposit insurance and investor compensation schemes.

**This product is not a savings product.** You should not invest more than 10% of your net assets. It is not possible for you to resell or transfer the investments.

Investment services companies that broker alternative financial instruments on an Internet platform are subject to FMA supervision only with regard to compliance with the Securities and Exchange Protection Act 2007.

Stichtag 3.12.2020

Auszug mit aktuellen Daten

FN 476904 f

Grundlage dieses Auszuges ist das Hauptbuch ergänzt um Daten aus der Urkundensammlung.

Letzte Eintragung am 21.10.2020 mit der Eintragsnummer 8  
zuständiges Gericht Handelsgericht Wien

FIRMA

1 Dr. Otto Neurath-Gasse 5  
BesitzgesellschaftmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

8 Schottenbastei 4/7  
1010 Wien

GESCHÄFTSZWEIG

1 Immobilienverwertung

KAPITAL

1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)

5 zum 31.12.2018 eingereicht am 26.09.2019

VERTRETUNGSBEFUGNIS

1 Mit Gesellschafterbeschluss oder durch Beschluss der  
Generalversammlung wird, wenn mehrere  
Geschäftsführer/innen bestellt sind, deren  
Vertretungsbefugnis bestimmt.

1 Gesellschaftsvertrag vom 09.08.2017 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

E Mag. Johannes Stieger, geb. 27.01.1977  
8 vertritt seit 31.07.2020 selbständig

GESELLSCHAFTER/IN STAMMEINLAGE HIERAUF GELEISTET

F Velum Holding GmbH  
7 ..... EUR 32.900  
7 ..... EUR 32.900

|       |            |            |            |
|-------|------------|------------|------------|
| G     | Velum GmbH |            |            |
| 7     | .....      | EUR 2.100  |            |
| 7     | .....      |            | EUR 2.100  |
| ----- |            |            |            |
|       | Summen:    | EUR 35.000 | EUR 35.000 |

--- PERSONEN -----

|   |   |  |
|---|---|--|
| 6 | E | Mag. Johannes Stieger, geb. 27.01.1977 |
| 6 |   | Schottenbastei 4/7                     |
|   |   | 1010 Wien                              |
| 7 | F | Velum Holding GmbH                     |
| 7 |   | (FN 447670 p)                          |
| 7 |   | Schottenbastei 4/7                     |
|   |   | 1010 Wien                              |
| 7 | G | Velum GmbH                             |
| 7 |   | (FN 394662 k)                          |
| 7 |   | Schottenbastei 4/7                     |
|   |   | 1010 Wien                              |

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

|   |   |                                |
|---|---|--------------------------------|
| 1 | eingetragen am 26.08.2017                 | Geschäftsfall 75 Fr 9707/17 y  |
|   | Antrag auf Neueintragung einer Firma      | eingelangt am 24.08.2017       |
| 5 | eingetragen am 01.10.2019                 | Geschäftsfall 75 Fr 15681/19 a |
|   | Elektronische Einreichung Jahresabschluss | eingelangt am 26.09.2019       |
| 6 | eingetragen am 18.09.2020                 | Geschäftsfall 75 Fr 11632/20 f |
|   | Antrag auf Änderung                       | eingelangt am 10.09.2020       |
| 7 | eingetragen am 06.10.2020                 | Geschäftsfall 75 Fr 13154/20 v |
|   | Antrag auf Änderung                       | eingelangt am 29.09.2020       |
| 8 | eingetragen am 21.10.2020                 | Geschäftsfall 75 Fr 13701/20 y |
|   | Antrag auf Änderung                       | eingelangt am 01.10.2020       |

----- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK -----

zum 03.12.2020 gültige Identnummer: 20666446